



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE December 16, 2005 EFFECTIVE DATE December 16, 2005	CONTACT/PHONE Karen Nall 781-560	APPLICANT James and Michelle Molnar	FILE NO. DRC2005-00021
SUBJECT Request by James and Michelle Molnar for Minor Use Permit to allow the development of a commercial office building of approximately 6,809 square feet. The proposed project is within the Commercial Retail land use category and is located at the southeast corner of Main Street and 7th Street in the community of Templeton. The site is in the Salinas River planning area.			
RECOMMENDED ACTION 1. Find the project consistent the previously issued Negative Declaration ED02-492 in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2005-00 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 11, 2003 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Cultural Resources, Geology, Public Services, Transportation and Water and are included as conditions of approval.			
LAND USE CATEGORY Commercial Retail	COMBINING DESIGNATION Central Business District	ASSESSOR PARCEL NUMBER 041-171-010	SUPERVISOR DISTRICT(S) ① ② ③ ④ ⑤ All
PLANNING AREA STANDARDS: Templeton Design Guidelines <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Landscaping and Erosion Control			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on December 30, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Retail/commercial <i>East:</i> Agriculture/ rail road <i>South:</i> Commercial Retail/vacant <i>West:</i> Commercial Retail/commercial	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group, Templeton Fire Department, Templeton Community Services District, APCD,	
TOPOGRAPHY: Level to moderately sloping	VEGETATION: Oak trees, grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Fire Department	ACCEPTANCE DATE: September 3, 2005

PROJECT HISTORY

The project is located on a site which had a previously approved Minor Use Permit D020034P Fetyko. The previous project was for a larger site and involved the construction of six separate buildings. This current application is to permit only one of the previously approved commercial office building. This site is located on the corner of 7th Street and Main Street and is zoned Commercial Retail. The project proposes to maintain the character of downtown Templeton and shall abide by the Templeton Design Guidelines.

The project site is adjacent to a known archeological site. The site lies within the territory historically occupied by the Obispeno Chumash and Southern Salinan. A Phase 1 (surface survey) was conducted for the previous project (Parker; 2002). Archeological resources were noted in the immediate area and it is a previously known and recorded site. The existing structures on the adjacent property date back to the 1940's but they are not considered historic due to a lack of defined style or association with important individual or events in Templeton history. However, the archaeological report identifies potential subsurface (e.g. privy, trash deposits) on the site associated with a Japanese store at or near the project site.

A subsequent Phase 1 study was conducted (Parker 2005) limited to the new project boundaries. This report documented that the archaeological site is located on the adjacent site but recommended monitoring of all site disturbance for this project. No known paleontological resources exist in the area.

Downtown Commercial Site Planning Guidelines:

Building Location V.D.1 *The ground floor of any building located in the Downtown Core (Central Business District) should be built at the front property line and side lot line if adjacent to the public right-of-way. The project design meets this guideline.*

Pedestal Buildings V.D.2. *Pedestal buildings (building with only the first floor setback from the front property line while upper floors are projecting out to the front property line) are allowed if the space between the sidewalk and the first floor building face is open and usable to the general public. The building which is along Main Street will have a second story and has incorporated a deck to extend over the sidewalk as a covered walkway.*

Awning Projection V.D.3 Awnings, trellises and or accessory building structures which are relatively open and do not restrict pedestrian or vehicular movement may project into the front right-of-way. The intent is to provide shade for pedestrians while providing colorful articulations to the building facade. The applicant has designed the project to include this type of design to fit with the character of the area.

Pedestrian Amenities V.D.4. Any building located at a corner intersection should incorporate architectural features and spaces at the ground floor which emphasizes the importance of pedestrian movement. These features may include building cut-offs, walk-through covered arcades, trellis structures, and other elements which do not obstruct visual sight lines for vehicles. The project is located at the corner of Main Street and 7th and has incorporated architectural features and spaces at the ground floor and a sidewalk along the property line.

Mature Trees V.D.5. New Development should preserve and protect all existing mature trees in the downtown area, except that all "Tree of Heaven" (Ailanthus altissima) should be removed and replaced with an approved tree elsewhere on the property. No tree removal is requested. One oak tree is located in the right of way of 7th Street. The Public Works Department has agreed to allow a meandering sidewalk in order to save the tree. The applicant has agreed through the Developer's Statement to have an arborist review the sidewalk plan to determine continued survival of the tree.

Parallel Wall V.D.6. Orient the front building wall to be parallel to Main Street. Slight modifications will be allowed although entire frontages set at wide angles to the street are not consistent with current development patterns and are not acceptable. The front building wall of one of the buildings on this project is parallel to Main Street.

Pedestrian Entry V.D.7. Major pedestrian access for all buildings should be oriented to Main Street. The intent is to preserve and enhance pedestrian traffic along Main Street. The applicant has placed the front entry of the buildings along Main Street.

Street Widening V.D.8. The County should protect to the maximum extent possible all mature street trees along Main Street when considering any street widening. No street trees currently exist in front of this site.

Street Trees V.D.9. The County should encourage the planting of street trees along Main Street which reflect a village scale. The trees should be placed approximately 50 feet on center. New development as well as rehabilitation to existing structures should be conditioned to provide one street tree per 50 feet of frontage. If feasible the applicant shall be required to plant a tree along Main Street in front of the project site.

Sidewalks V.D.10. The County should continue to require "curb adjacent" sidewalks of all new development along Main Street. Consideration should be given to a capital improvements project which would install new sidewalks in front of old existing buildings. The applicant is proposing to install new curb and gutter and a walkway along the frontage of the site along with driveways to enter the site off of Main and 7th Streets.

Underground Utilities V.D.11. The community should support existing County programs to place electrical utilities underground along the commercial area of Main Street.

The Templeton Design Guidelines also discuss using the Templeton Architectural Vernacular in design solutions. The project as proposed is in keeping with the desirable elements suggested in the Templeton Design Guidelines including size, scale, color and materials.

Landscaping

A landscaping plan will be required as part of the conditions of approval to include street trees, landscaping on site.

Fencing and Screening

The planning area standard for the Templeton Urban area requires that fences and walls within the front setback or are visible from the public street be constructed of stucco, masonry, river cobble stone or wood, and shall be designed, painted or stained similar to the building architecture and colors.

COMMUNITY ADVISORY GROUP COMMENTS: Approved October 20, 2005

AGENCY REVIEW:

Public Works- Supports project with conditions
Templeton Community Services District - Services available

Staff report prepared by Karen Nall and reviewed by Kami Griffin, Supervising Planner

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 11, 2003 for this project. Mitigation measures are proposed to address Air, Biological, Cultural, Geological, Public Services, Transportation and Water Resources and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because it is a commercial project at a commercially zoned site and is in keeping with the Templeton Design Guidelines for the downtown Main Street area of Templeton and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the commercial project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the use as a commercial project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because Main Street is an collector road that will be constructed to a level able to handle any additional traffic associated with the project.

EXHIBIT B - CONDITIONS OF APPROVAL

MOLNAR MINOR USE PERMIT DRC2005-00030

Approved Development

1. This approval authorizes the construction of a two story, commercial office building of approximately 6,809 square feet
2. All development shall be consistent with the approved site plan, floor plan, and architectural elevations.
3. **At the time of application for construction permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Chapter 22.16 of the *San Luis Obispo County Land Use Ordinance* and shall provide vegetation that will adequately blend the new development. The plan shall also indicate the following;
 - a. Landscaping for the entire site in accordance with the Templeton Design Guidelines standards for landscaping of commercial areas to include drought tolerant plants.
 - b. Street trees along Main Street.
 - c. A sidewalk plan indicating the location of the driplines of the large oak along the proposed meandering sidewalk on 7th Street.
4. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition in perpetuity.

Archaeological Resources

5. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
 - a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Identification of the portions of the project site to be subject to monitoring;
 - e. Description of what resources are expected to be encountered;
 - f. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - g. Description of procedures for halting work on the site and notification procedures;
 - h. Description of monitoring reporting procedures.
6. **During all ground disturbing construction activities within the portions of the site that may contain cultural resources**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.

7. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Air Quality

8. **Prior to approval of improvement plans for grading permits**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site.

Dust Control

- a. Reduce the amount of disturbed area where possible
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. The building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
- h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Operational Phase Mitigation

- i. Provide bike parking at a ratio of one bike parking space for every 10 employee automobile spaces.
- k. Increase trees in the parking lot landscaping to provide shade, reducing surface temperatures and evaporative emissions from parked vehicles.
- l. Plant shade trees along southern building exposures to reduce summer cooling needs.
- m. Use light color roofing and road materials.
- n. Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall or floor insulation, etc.)

Lighting

9. **At the time of application for construction permits**, if lighting is proposed, the applicant shall provide an exterior lighting plan to be in compliance with the Templeton Design Guidelines. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Highway 101. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.
10. Security lighting shall be shielded so as not to create glare.

Fire Safety

11. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Templeton Fire Department.
12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire of all required fire/life safety measures.

Services

13. **Prior to issuance of construction permit**, the applicant shall provide a letter from the Templeton Community Services District stating they are willing and able to service the property.

Access and Improvements

14. The applicant shall install curb, gutter and sidewalk improvements on 7th and Main Streets fronting the project **and street paving to County Standards (minimum 24 feet street width)**. The applicant shall work with the Public Works Department and a **arborist** to determine if a meandering sidewalk design on the north side of the site along 7th Street is feasible in an effort to save the existing oak trees.
 - a. Street improvements in accordance with the approval of the Public Works Department shall be installed or bonded for prior to permit issuance.

Drainage and Erosion Control

15. **Prior to issuance of a building permit**, drainage plan approval shall be required. During construction, the applicant shall implement erosion control measures as required by the San Luis Obispo County Code (Title 22). If grading is to occur during the rainy season (October 15 to April 15), the applicant shall implement a wet season sedimentation and erosion control plan as required by County ordinance.

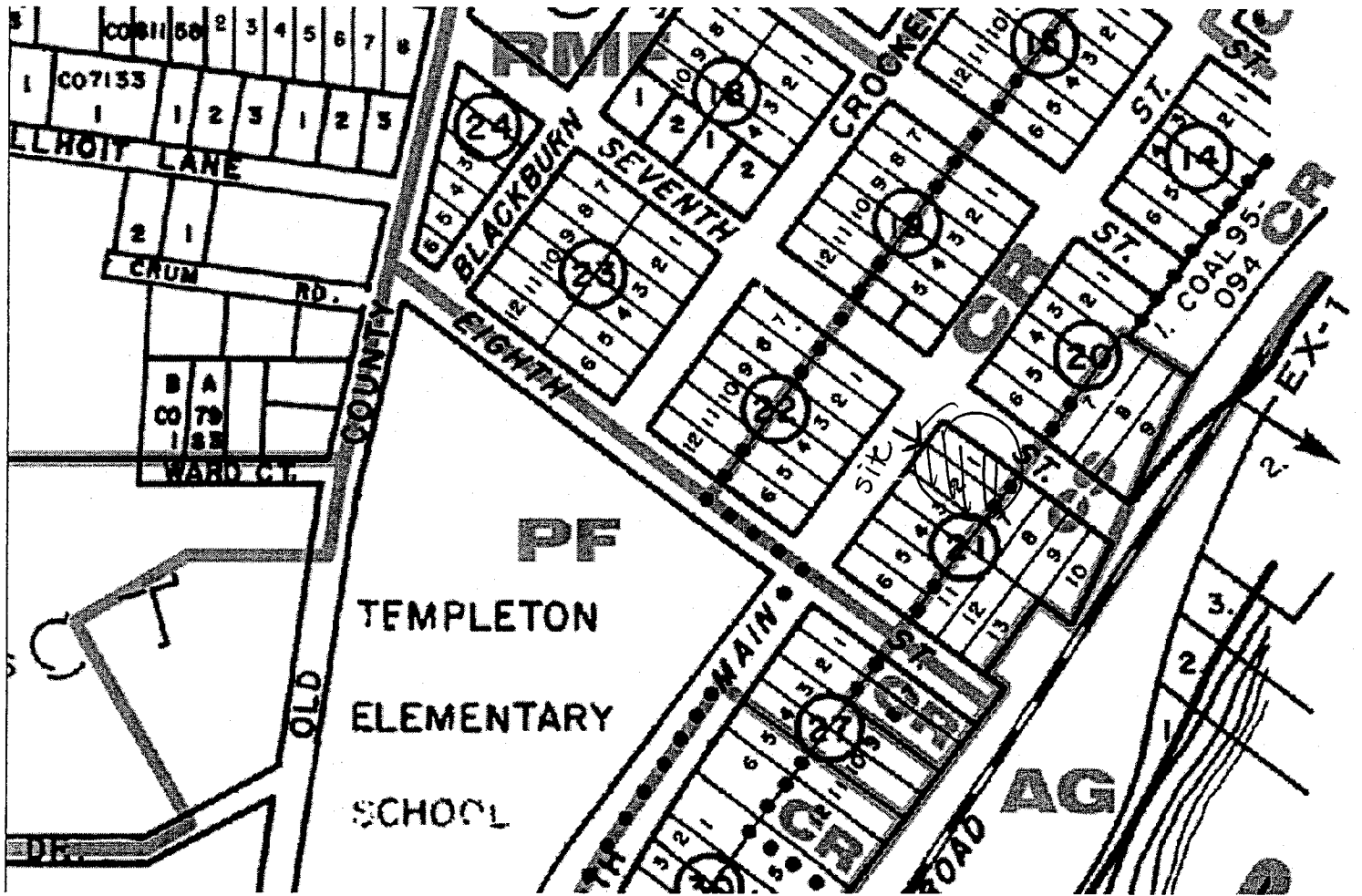
Road fees

16. **Prior to issuance of a building permit**, the applicant shall pay all applicable road and traffic circulation fees.

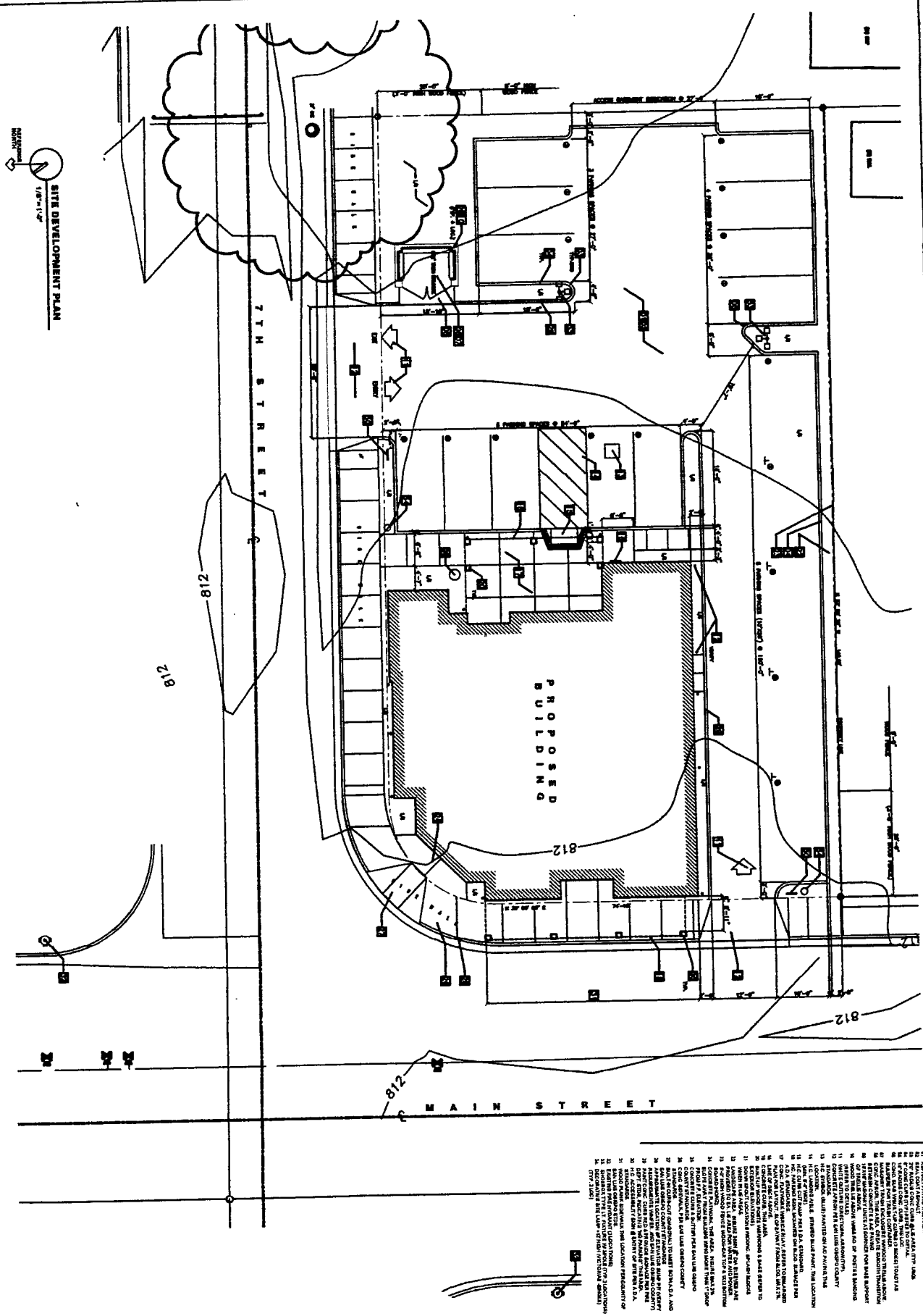
Miscellaneous

17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
18. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

19. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
20. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



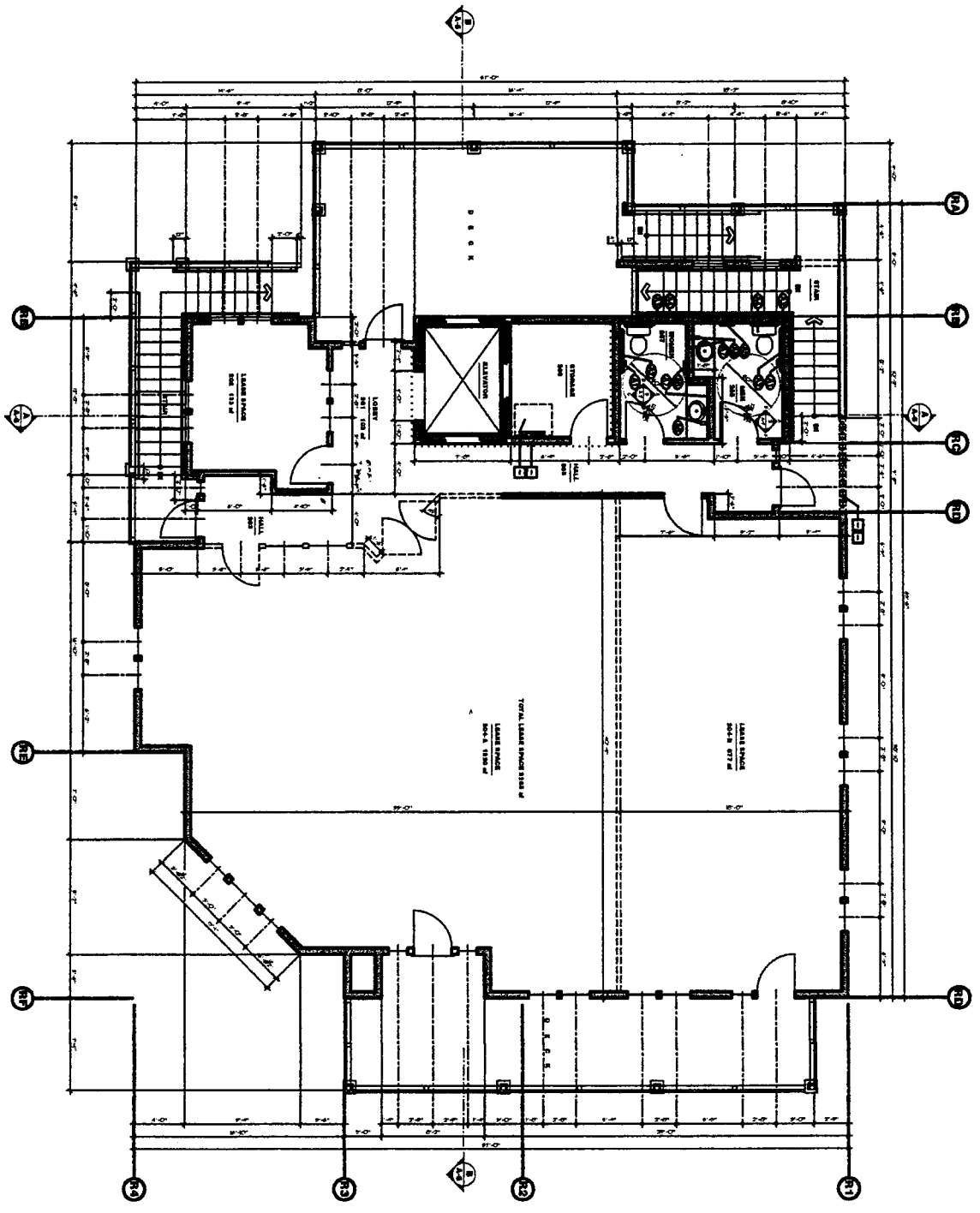
SITE DEVELOPMENT PLAN
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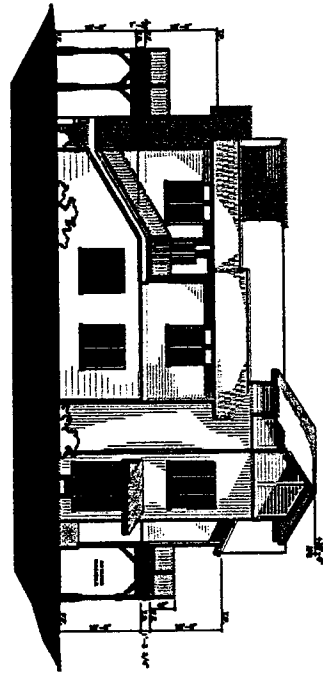
SITE DEVELOPMENT PLAN MOLNAR COMMERCIAL BUILDING 1/8" = 1'-0"		James & Michelle Molnar 1000 1st Street St. Paul, MN 55101	J&M Architects, Planning & Graphics P.O. Box 1000, St. Paul, MN 55101
C1	08/07/95	1/8" = 1'-0"	1/8" = 1'-0"

FLOOR PLAN (LEVEL TWO)
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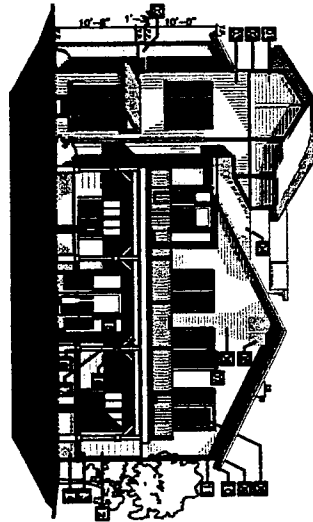


NOTES:
1. SEE SHEET 01 FOR GENERAL NOTES.
2. SEE SHEET 02 FOR FINISHES.

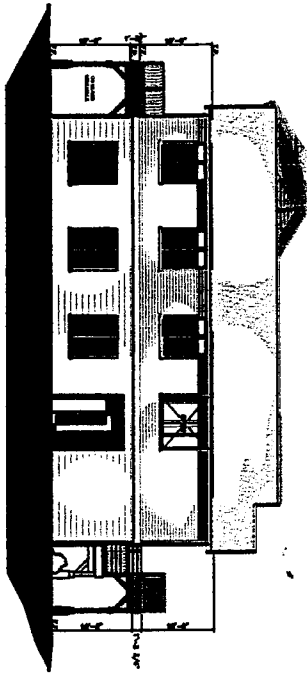
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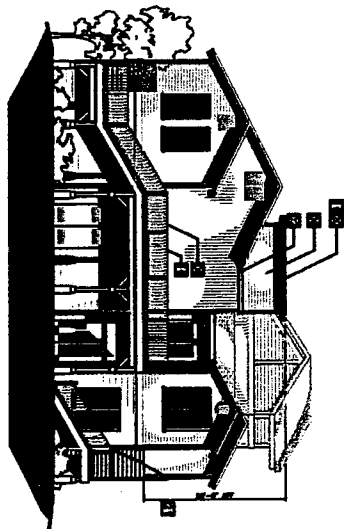
7TH STREET ELEVATION (NORTH)
1/8" = 1'-0"



MAIN STREET ELEVATION (WEST)
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

- NOTES:**
1. SEE GENERAL NOTES.
 2. SEE GENERAL NOTES.
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<p>OFF Architects, Planning & Graphics P.O. Box 100, 1000 Main Street, St. Louis, MO 63103-1000</p>	<p>James & Michelle Molnar 1000 Main Street, St. Louis, MO 63103-1000 Phone: (314) 241-1000</p>	<p>EXTERIOR ELEVATIONS</p> <p>MOLNAR COMMERCIAL BUILDING 1000 Main Street, St. Louis, MO 63103-1000</p>	<p>DATE: 07/21/08</p> <p>BY: J.M.</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 0804</p> <p>DATE: 07/21/08</p> <p>BY: J.M.</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 0804</p> <p>DATE: 07/21/08</p> <p>BY: J.M.</p> <p>SCALE: 1/8" = 1'-0"</p>
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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (SC)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED02-492

DATE: 6/27/03

PROJECT/ENTITLEMENT: D.A. Fetyko Minor Use Permit D020034

APPLICANT NAME: D.A. Fetyko Inc.

ADDRESS: P.O. Box 1999, Atascadero, CA 93423

CONTACT PERSON: Andy Fetyko

Telephone: (805) 547-1103

PROPOSED USES/INTENT: A request to allow for grading and construction of 6 commercial buildings, for unspecified commercial uses (ranging from approximately 1,628 square feet to 2,766 square feet each), and approximately 10,000 square feet of paved parking area, which will result in the disturbance of the entire 56,154 square foot parcel.

LOCATION: The project is located at the southeast corner of 7th and Main Street and extends to 8th Street at the back of the site, approximately 1/4 mile north of Vineyard Drive in the community of Templeton.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on July 11, 2003
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☒ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Title

Date

Public Agency

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: D.A. Fetyko Minor Use Permit D020034

<u>Project Applicant</u>	<u>D.A. Fetyko Inc.</u>
Address:	<u>P.O. Box 1999,</u>
City, State, Zip Code:	<u>Atascadero, CA 93423</u>
Telephone #:	<u>(805) 547-1103</u>

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date:



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. D.A. Fetyko Minor Use Permit D020034P, (ED02-492)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

<u>Susan Callach</u>	<u>Susan Callach</u>	<u>6/19/03</u>
Prepared by(Print)	Signature	Date
<u>Steven McMasters</u>	<u>Ellen Carroll</u>	<u>6/19/03</u>
Reviewed by(Print)	Signature (for) Environmental Coordinator	Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by D. A. Fetyko Inc. for a commercial development to allow for the construction of 6 new commercial detached single story structures with a shared parking lot. The structures range in size from 1,628 square feet to 2,766 square feet in size. The project is located at the south east corner of 7th and Main Street and extends to 8th Street at the back of the site, approximately 1/4 mile north of Vineyard Drive in downtown Templeton, in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 041-171-005

SUPERVISORIAL DISTRICT #1

B. EXISTING SETTING

PLANNING AREA: Salinas River-Templeton

LAND USE CATEGORY: Commercial Services & Commercial Retail

COMBINING DESIGNATION(S): Central Business District

EXISTING USES: Single family residence and out buildings

TOPOGRAPHY: Level to moderately sloping

VEGETATION: Native grasses and oak trees

PARCEL SIZE: 56,154 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Retail/commercial

East: Agriculture/ rail road

South: Commercial Retail/vacant

West: Commercial Retail/commercial

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located at the corner of 7th Street and Main Street and extends to 8th Street at the back of the site and is located in downtown Templeton. The site is zoned Commercial Retail and Commercial Service. Six structures are proposed ranging in size from 1,628 to 2,788 square feet in size. The structures will be one story. The project will be visible from Main Street and the downtown area, in addition, night lighting could create glare from the site to surrounding areas.

Impact/Mitigation. The project proposes to maintain the character of downtown Templeton and shall abide by the Templeton Design Guidelines. If night lighting is to occur, the project is required to submit a an exterior lighting plan to be in compliance with the Templeton Design Guidelines. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from neighboring properties. All lighting poles, fixtures, and hoods shall be dark colored.

Conclusion. Because the project is required to incorporate the Templeton Design Guidelines into construction of the structures and a lighting plan is required, no visual impacts are expected to occur as a result of the this project.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES -

Will the project:

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

c) *Conflict with existing zoning or Williamson Act program?*

☐ ☐ ☒ ☐

d) *Other* _____

☐ ☐ ☐ ☐

Setting. The property to the east of this site is zoned Agriculture, however, no agriculture exists adjacent to the site. Adjacent to the site is the Union Pacific Railroad and east of the railroad is the Salinas River. Agriculture use is beyond the Salinas River, approximately 1/4 of a mile away. The soil types at this site include: Arbuckle-Positas complex, & Hanford and greenfield gravelly sandy loam. As described in the NRCS Soil Survey, this soil is considered Class IV (non-irrigated) and Class II, & III (irrigated)

Agricultural Resource Impacts - The project is located in a predominantly non-agricultural (i.e., commercial) area with no agricultural activities occurring on the property or immediately surrounding the property. No impacts to agricultural resources are anticipated.

3. AIR QUALITY - *Will the project:*

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*

☐ ☒ ☐ ☐

b) *Expose any sensitive receptor to substantial air pollutant concentrations?*

☐ ☐ ☒ ☐

c) *Create or subject individuals to objectionable odors?*

☐ ☒ ☐ ☐

d) *Be inconsistent with the District's Clean Air Plan?*

☐ ☒ ☐ ☐

e) *Other* _____

☐ ☐ ☐ ☐

Setting. The site is located in downtown Templeton. Part of the proposal is the installation of a drive-through bank window. The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (see attached), the following issues were identified: sufficient ground disturbance/grading to warrant construction dust control measures; exceedence of daily thresholds for (dust, vehicle emissions) to warrant air quality mitigation. To mitigate these potential impacts, the District recommended the following measures be incorporated into the project: comply with APCD's standard construction dust control measures; incorporate operational phase emission reductions relating to energy efficiency and the use of alternative transportation modes.

Mitigation/Conclusion - The project will be required to comply with the following standard construction or operational mitigation measures, as described in APCD's response per CEQA Air Quality Handbook: subject to construction measures such as, reducing area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, hauling dirt properly and sweeping the streets. The project is required to incorporate operational emission

reductions by including several measures to increase efficiency above minimum state requirements including bike parking, landscaping, building colors and construction standards. The applicant has agreed to incorporate these measures into the project (see Developer's Statement). Therefore, upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

Based on the proposed project and implementation of the proposed mitigation measures relating to air quality, impacts will be reduced to less than significant levels.

4. BIOLOGICAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The site contains five large oak trees. The applicant is proposing to remove 3 large oak trees. In discussions with the Templeton Area Advisory Group, they have requested that two of the three trees remain on site and preserved and that native trees be planted for landscaping. The Natural Diversity Database (2002) identified no sensitive species or habitats within close proximity of the proposed project:

Impact. Of the three trees proposed to be removed, two of the trees are located in a future sidewalk area. The Public Works Department has agreed to allow a meandering sidewalk in order to save two trees. The applicant has agreed through the Developer's Statement to have an arborist review the sidewalk plan to determine continued survival of the trees.

Mitigation/Conclusion. The project will be required to incorporate the following measures to reduce potential biological impacts to less than significant levels:

1. Replace trees at a 4:1 ratio.
2. Install a protective barrier around the drip line of the existing trees so that no trees are impacted during construction.
3. Have an arborist review the sidewalk plan for tree survival.

5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site lies within the territory historically occupied by the Obispeno Chumash and Southern Salinan. A Phase 1 (surface survey) was conducted for the subject property (Parker; 2002). Archeological resources were noted in the immediate area and it is a previously known and recorded site. The existing structures on the property date back to the 1940's but they are not considered historic due to a lack of defined style or association with important individual or events in Templeton history. However, the archaeological report identifies potential subsurface (e.g. privy, trash deposits) on the site associated with a Japanese store at or near the project site. The Japanese community played an important role in Templeton's economic history and little remains of this community. The prehistoric and historic remains on the site shall be considered as historic resources under CEQA as they meet the "significant" or "unique" criteria of the California Register of Historic Resources. No known paleontological resources exist in the area.

Impacts. The proposed development is likely to impact cultural resources and recommendations to mitigate impacts to cultural resources are listed below and in the Developers Statement. No impact to paleontological resources is anticipated.

Mitigation. The project will be required to incorporate the following measures to reduce potentially significant impacts to cultural resources to less than significant levels and abide by the mitigation measures in the Developer's Statement and listed in Exhibit B:

1. The applicant shall submit a Cultural Resource Mitigation Plan (CRMP) for the review and approval of the Environmental Coordinator. The CRMP shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator and shall consider the previous cultural resource evaluations for the property and site (e.g. Parker; 2002). The CRMS shall include all the mitigation's listed in the Developer's Statement and attached as Exhibit B.
2. The applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work as identified in the Phase III program has been completed.
3. The applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator.
4. The applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan.
5. The consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Geology. The topography of the project ranges from nearly level to moderately sloping west to east. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. There is no evidence that measures above what will already be required by ordinance or code are needed. The project is not potentially within a known area containing serpentine rock.

Drainage. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are very poorly to moderately drained. No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types include: Arbuckle-Positas complex, & Hanford and greenfield gravelly sandy loam. As described in the NRCS Soil Survey, the soil surface is considered low to moderately erodible and has a low shrink-swell characteristic.

Impact. Erosion of graded areas and discharge of sediment down gradient will likely result, if adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading. If not properly mitigated, these impacts both on the project site and within surrounding areas may be significant.

Mitigation/Conclusion. A sedimentation and erosion control plan shall be prepared (per County Land Use Ordinance (Inland), Sec. 22.52.090) and incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures. Implementation of the previously-referenced sedimentation and erosion control plan will reduce potential sedimentation and erosion impacts to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards & Hazardous Materials Impacts - The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. The project is not expected to conflict with any regional evacuation plan. No impacts as a result of hazards or hazardous materials are anticipated.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise Impacts - The project will not generate significant stationary or transportation-related noise sources. While it is close to the railroad tracks it is not considered a noise sensitive use, therefore, no significant noise impacts are expected to occur.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population and Housing Impacts - The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES - Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The closest fire station is the Templeton Fire Department, which is about 1,500 feet from the proposed project. The closest Sheriff substation is in Templeton, which is about 2,500 feet from the proposed project.

Public Services/Utilities. This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recreation Impacts - The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional park or recreational resources.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts. Future development will access onto 7th Street and Main Street. 7th Street is a two-lane local road and Main Street is an arterial road that was paved several years ago with funding established through an assessment district. Both roadways are operating at acceptable levels of service, however 7th Street will need to be improved with curb, gutter and sidewalk. A drive up window for bank access is proposed. The proposal is to enter off of 7th Street through the parking lot and exit on to Main Street. This proposal has been reviewed and approved by the Public Works Department.

Mitigation/Conclusion - This project, along with numerous others in the area will have a cumulative effect on the roads in the area. The applicant is required to pay the Templeton Road fees with the building permit and install street and sidewalk improvements. With these mitigation measures in place the traffic impact can be reduced to a level of insignificance.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conclusion. The project proposes to use the Templeton Community Services District system to handle wastewater effluent. T.C.S.D. issued a preliminary will-serve letter indicating that they had the capacity to serve the proposed project, raising no potentially significant concerns. Therefore, no

special measures are needed and potential impacts are considered less than significant.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Surface Water Quality - Setting/Impacts. The nearest down-gradient blue line water body is the Salinas River approximately 300 feet from the proposed project. The topography of the site is level to moderately sloping to the east toward the Salinas River.

The project proposes to move material over an approximate 28, 175 square foot area. Features of the project that will have potential impacts to water quality include: grading, additional runoff from new impermeable surfaces, work during the rainy season, establishing large paved areas, parking lot.

Mitigation/Conclusion. The project will be subject to the following standard ordinance requirements to substantially reduce construction-related surface water quality impacts:

Drainage Plan - compliance with this plan (per LUO Section 22.52.080) will direct surface flows in a non-erosive manner through the site.

Sedimentation and Erosion Control Plan - compliance with this plan (per LUO Section 22.52.090) will minimize project's potential short-term construction and long-term erosion and sedimentation impacts to down-gradient drainages through design and/or installation or use of one or sedimentation and erosion control devices (e.g., silt fencing, straw bales, etc.).

When 1+ acre of disturbance add: *Stormwater Pollution Prevention Plan* - Future development on this property may be subject to a "Stormwater Pollution Prevention Plan" permit through the Regional Water Quality Control Board, which would further reduce potential surface water impacts.

Incorporation and implementation of these standard mitigation measures at the time specific development occurs and compliance with the Central Coast Basin Plan will reduce potential surface water quality impacts to a less than significant level.

Impact - Water Usage. The project proposes to use Templeton Community Service District as its water source. T.C.S.D. issued a preliminary will-serve letter indicating that they had the water resources to serve the proposed project, raising no potentially significant concerns. Therefore, no special measures are needed and potential impacts are considered less than significant.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. Referrals were sent to several agencies to review for various policy consistencies. The project was found to be consistent with appropriate documents.

Mitigation/Conclusion - No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or				

indirectly?



For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	In File
<u>X</u>	County Environmental Health Division	In File
—	County Agricultural Commissioner's Office	Not Applicable
—	County Airport Manager	Not Applicable
—	Airport Land Use Commission	Not Applicable
<u>X</u>	Air Pollution Control District	In File
—	County Sheriff's Department	Not Applicable
—	Regional Water Quality Control Board	Not Applicable
—	CA Coastal Commission	Not Applicable
—	CA Department of Fish and Game	Not Applicable
—	CA Department of Forestry	Not Applicable
—	CA Department of Transportation	Not Applicable
<u>X</u>	Templeton Community Service District	In File
<u>X</u>	Other TAAG	In File

* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("✓") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<u>✓</u> Project File for the Subject Application	— — — — — Area Plan and Update EIR
<u>County documents</u>	— — — — — Circulation Study
— Airport Land Use Plans	<u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
— Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
— Coastal Policies	<u>✓</u> Areas of Special Biological
<u>✓</u> Framework for Planning (Coastal & Inland)	Importance Map
<u>✓</u> General Plan (Inland & Coastal), including all	<u>✓</u> California Natural Species Diversity
maps & elements; more pertinent elements	Database
considered include:	<u>✓</u> Clean Air Plan
<u>✓</u> Agriculture & Open Space Element	<u>✓</u> Fire Hazard Severity Map
<u>✓</u> Energy Element	<u>✓</u> Flood Hazard Maps
<u>✓</u> Environment Plan (Conservation,	<u>✓</u> Natural Resources Conservation
Historic and Esthetic Elements)	Service Soil Survey for San Luis
<u>✓</u> Housing Element	Obispo County
<u>✓</u> Noise Element	<u>✓</u> Regional Transportation Plan
— Parks & Recreation Element	<u>✓</u> Uniform Fire Code
<u>✓</u> Safety Element	<u>✓</u> Water Quality Control Plan (Central
<u>✓</u> Land Use Ordinance	Coast Basin - Region 3)
— Real Property Division Ordinance	— Other _____
<u>✓</u> Trails Plan	— Other _____
— Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

Cultural Resource Investigation, Parker, 2002.

Geotechnical Report Buena Geotechnical Services October, 2002.

Exhibit B - Mitigation Summary Table

ARCHEOLOGICAL RESOURCES

1. **Prior to issuance of construction permits**, the applicant shall submit a Cultural Resource Mitigation Plan (CRMP) for the review and approval of the Environmental Coordinator. The CRMP shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator and shall consider the previous cultural resource evaluations for the property and site (e.g. Parker; 2002). The CRMS shall include at a minimum:
 - a) A Phase II subsurface testing plan to further delineate the boundaries and constituents of the prehistoric and historic deposits on the property.
 - b) Project options that would avoid or minimize impacts to significant deposit concentrations or features. Options may include: project foundation design, fill placement, use of retaining walls, etc..
 - c) A detailed research design for a Phase III (data recovery) archaeological investigation for any impacts to the cultural resources that cannot be avoided. The Phase III shall include a recommendation of a sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size.
 - d) The following information shall also be included in the Phase II and III plans:
 - i. standard archaeological data recovery practices;
 - ii. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);
 - iii. identification of location of sample sites/test units;
 - iv. disposition of collected materials;
 - v. proposed analysis of results of data recovery and collected materials, including time-line of final analysis results;
 - vi. list of personnel involved in sampling and analysis
2. **Prior to issuance of construction permits**, the applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work as identified in the Phase III program has been completed.
3. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
 - a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Identification of the portions of the project site to be subject to monitoring;
 - e. Description of what resources are expected to be encountered;
 - f. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - g. Description of procedures for halting work on the site and notification procedures;
 - h. Description of monitoring reporting procedures.

4. **During all ground disturbing construction activities within the portions of the site that may contain cultural resources**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.
5. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

TREE REMOVAL/PROTECTION

6. **Prior to issuance of the grading permit**, no more than 3 trees will be allowed for removal. However, if the applicant in conjunction with the Public Works Department and an arborist can design and construct the sidewalk to save 2 of the trees on the north side of the site, this sidewalk design plan shall be implemented.
7. **Prior to issuing the grading permit**, all trees or groups of trees to remain on-site that are within twenty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the dripline of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.
8. **Prior to final inspection of the building permit**, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed and impacted as a result of the development of the project. Replacement trees shall be from either vertical tubes or deep, one-gallon container sizes, and shall be planted in the ground on-site. The applicant shall submit a plan indicating the location of the trees to be replaced on site.
9. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
10. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply

accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

SEDIMENTATION & EROSION CONTROL

11. **Prior to issuance of the grading permit**, the sedimentation and erosion control measures shall be implemented according San Luis Obispo County Land Use Ordinance. If erosion problems occur during the rainy season (October 15 through April 15), in addition to the measures on the plan, straw wattles (or comparably effective devices) shall be placed on the downslope sides of the as built work. These devices shall be checked and maintained regularly and after all larger storm events. All remedial work shall be done immediately after discovery so sedimentation control devices remain in good working order.

AIR QUALITY

12. **Prior to approval of improvement plans for grading permits**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site.

Dust Control

- a. Reduce the amount of disturbed area where possible
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. The building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

**Developer's Statement for
FETYKO MINOR USE PERMIT D020034P/ED02-492
June 6, 2003**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

SITE CONDITIONS

The following mitigation measure address impacts that may occur as a result of the initial development of the project.

ARCHEOLOGICAL RESOURCES

1. **Prior to issuance of construction permits**, the applicant shall submit a Cultural Resource Mitigation Plan (CRMP) for the review and approval of the Environmental Coordinator. The CRMP shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator and shall consider the previous cultural resource evaluations for the property and site (e.g. Parker; 2002). The CRMS shall include at a minimum:
 - a. A Phase II subsurface testing plan to further delineate the boundaries and constituents of the prehistoric and historic deposits on the property.
 - b. Project options that would avoid or minimize impacts to significant deposit concentrations or features. Options may include: project foundation design, fill placement, use of retaining walls, etc..
 - c. A detailed research design for a Phase III (data recovery) archaeological investigation for any impacts to the cultural resources that cannot be avoided. The Phase III shall include a recommendation of a sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size.
 - d. The following information shall also be included in the Phase II and III plans:
 - i. standard archaeological data recovery practices;

- ii. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);
 - iii. identification of location of sample sites/test units;
 - iv. disposition of collected materials;
 - v. proposed analysis of results of data recovery and collected materials, including time-line of final analysis results;
 - vi. list of personnel involved in sampling and analysis
- 2. **Prior to issuance of construction permits**, the applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work as identified in the Phase III program has been completed.
- 3. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
 - a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Identification of the portions of the project site to be subject to monitoring;
 - e. Description of what resources are expected to be encountered;
 - f. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - g. Description of procedures for halting work on the site and notification procedures;
 - h. Description of monitoring reporting procedures.
- 4. **During all ground disturbing construction activities within the portions of the site that may contain cultural resources**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.

5. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinators Office.

TREE REMOVAL/PROTECTION

6. **Prior to issuance of the grading permit**, no more than 3 trees will be allowed for removal. However, if the applicant in conjunction with the Public Works Department and an arborist can design and construct the sidewalk to save 2 of the trees on the north side of the site, this sidewalk design plan shall be implemented.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and the Public Works Department.

7. **Prior to issuing the grading permit**, all trees or groups of trees to remain on-site that are within twenty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the dripline of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Monitoring: Building inspector will verify compliance with approved plans.

8. **Prior to final inspection of the building permit**, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed and impacted as a result of the development of the project. Replacement trees shall be from either vertical tubes or deep, one-gallon container sizes, and shall be planted in the ground on-site. The applicant shall submit a plan indicating the location of the trees to be replaced on site.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

9. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

10. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Monitoring: Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on tree trimming issues.

SEDIMENTATION & EROSION CONTROL

11. **During construction**, the sedimentation and erosion control measures shall be implemented according San Luis Obispo County Land Use Ordinance. If erosion problems occur during the rainy season (October 15 through April 15), in addition to the measures on the plan, straw wattles (or comparably effective devices) shall be placed on the downslope sides of the as built work. These devices shall be checked and maintained regularly and after all larger storm events. All remedial work shall be done immediately after discovery so sedimentation control devices remain in good working order.

Monitoring: Department of Planning and Building.

AIR QUALITY

14. **Prior to approval of improvement plans for grading permits**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site.

Dust Control

- a. Reduce the amount of disturbed area where possible
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. The building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- g. All trucks hauling dirt, sand, soil, or other loose materials are to be

covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

- h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Operational Phase Mitigation

- i. Provide bike parking at a ratio of one bike parking space for every 10 employee automobile spaces.
- k. Increase trees in the parking lot landscaping to provide shade, reducing surface temperatures and evaporative emissions from parked vehicles.
- l. Plant shade trees along southern building exposures to reduce summer cooling needs.
- m. Use light color roofing and road materials.
- n. Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall or floor insulation, etc.)

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Air Pollution Control District


LIGHTING AND LANDSCAPING

- 15. **At the time of application for construction permits**, if lighting is proposed, the applicant shall provide an exterior lighting plan to be in compliance with the Templeton Design Guidelines. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Highway 101. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.
- 16. Security lighting shall be shielded so as not to create glare.

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June 4, 2003

17. **At the time of application for construction permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.16 of the *San Luis Obispo County Land Use Ordinance* and shall provide vegetation that will adequately blend the new development.

The applicant understands that any changes made to the project description or related to future development subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

 Templeton Properties LLC 6-11-03
Signature of Owner(s) Date

Templeton Properties LLC
Name (Print)

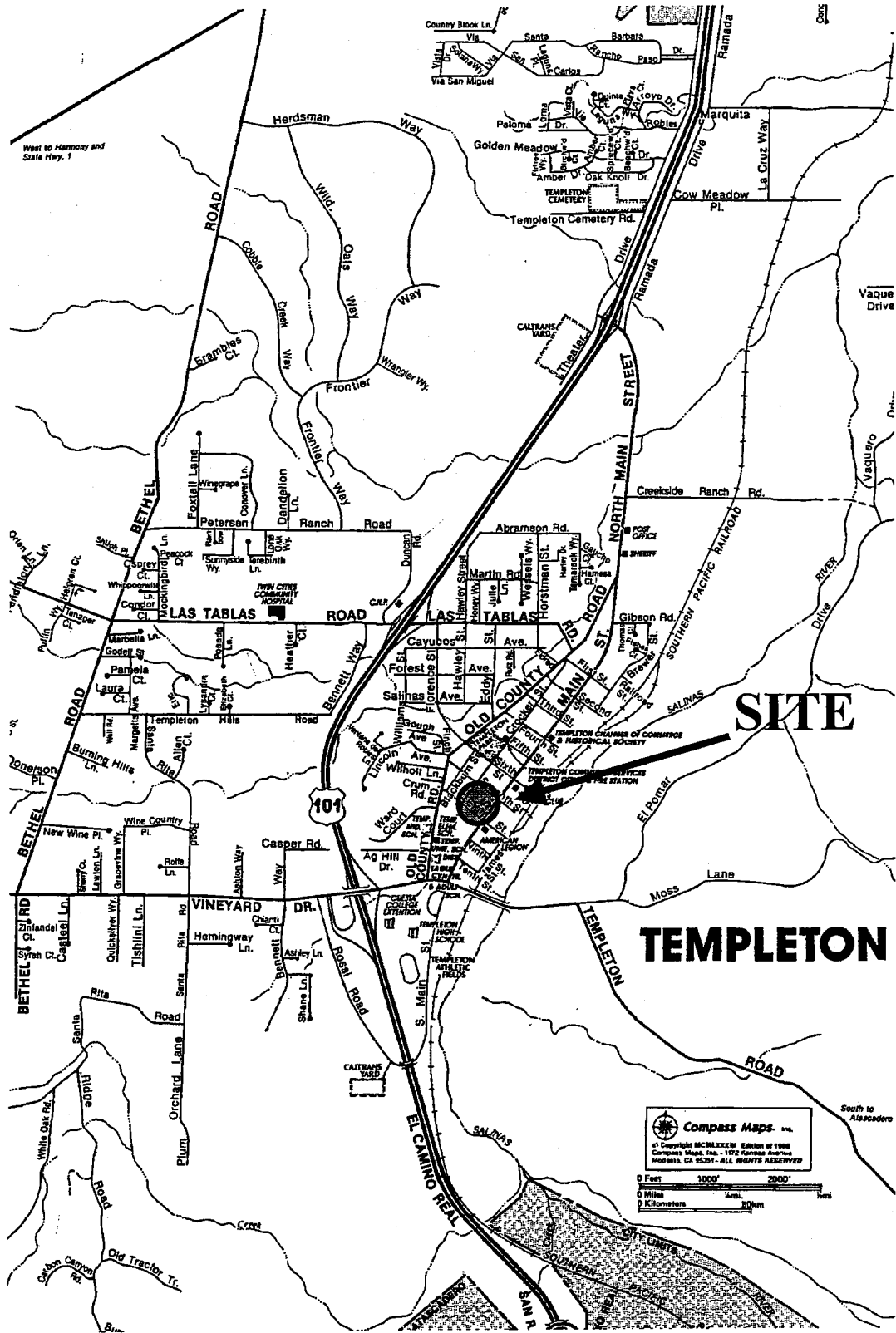
- h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

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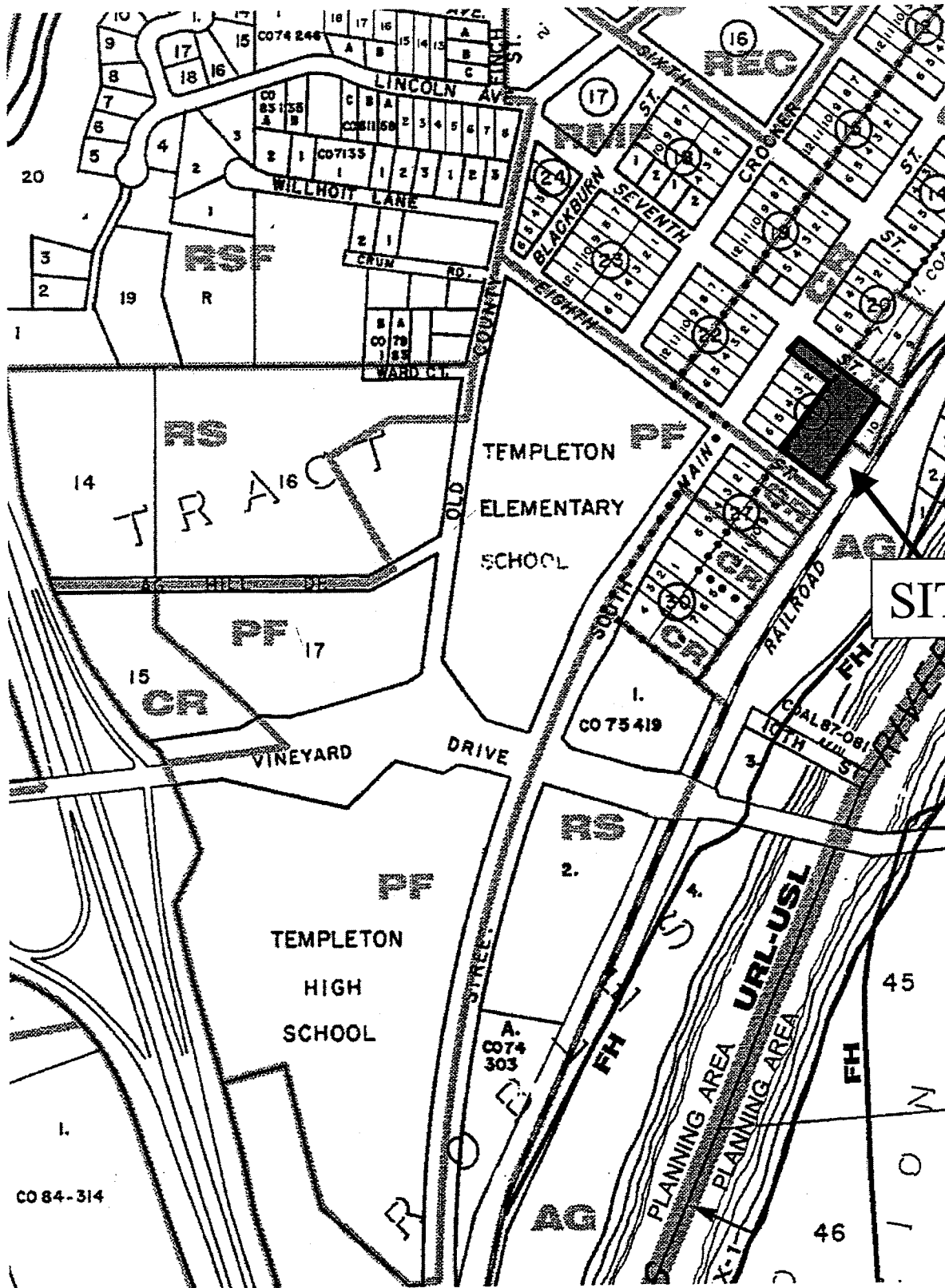
PROJECT

**Minor Use Permit
Fetyko D020034P**



EXHIBIT

Vicinity Map



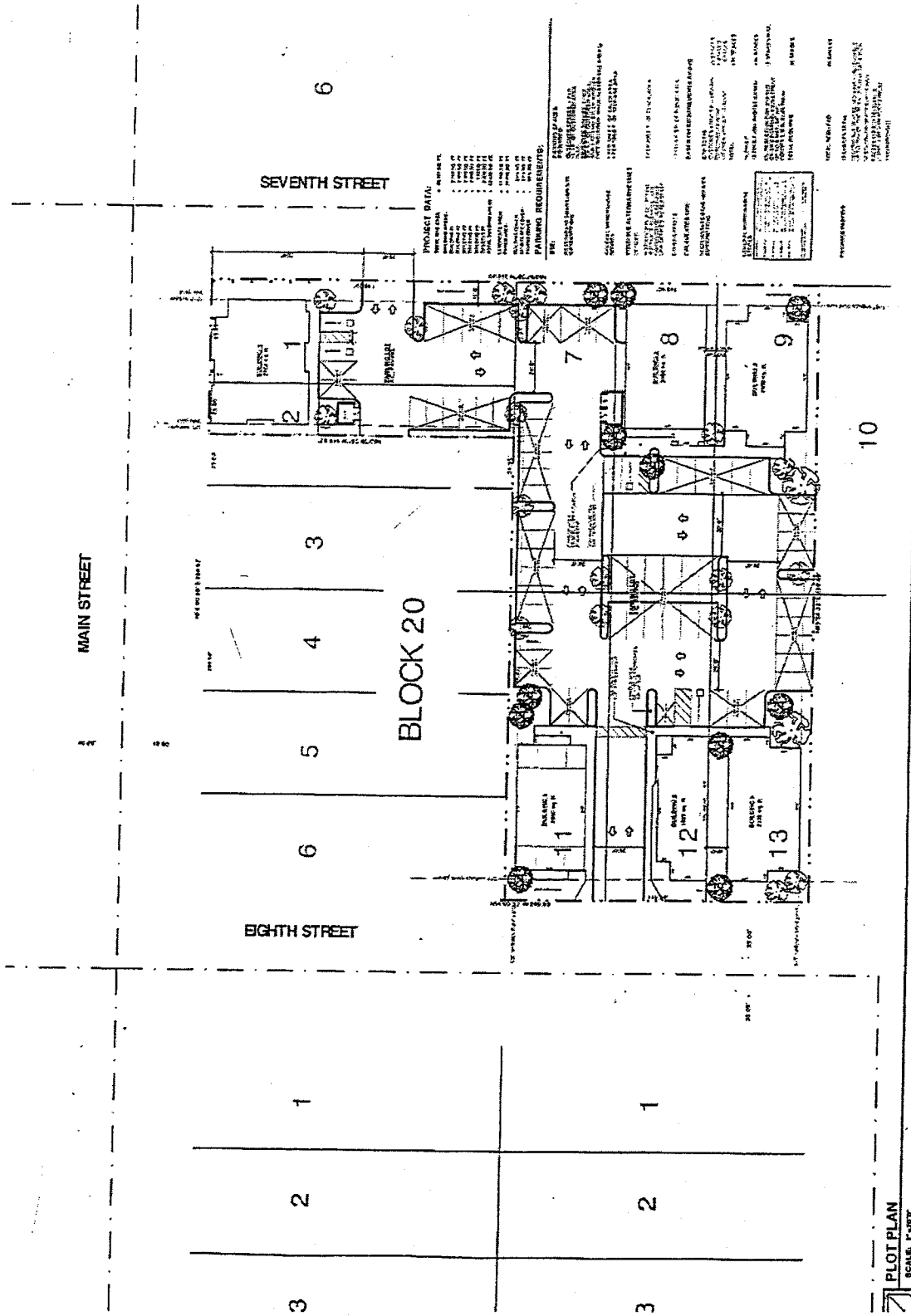
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Fetyko D020034P



EXHIBIT

Land Use Map



6-2000

PLOT PLAN
SCALE: 1"=30'

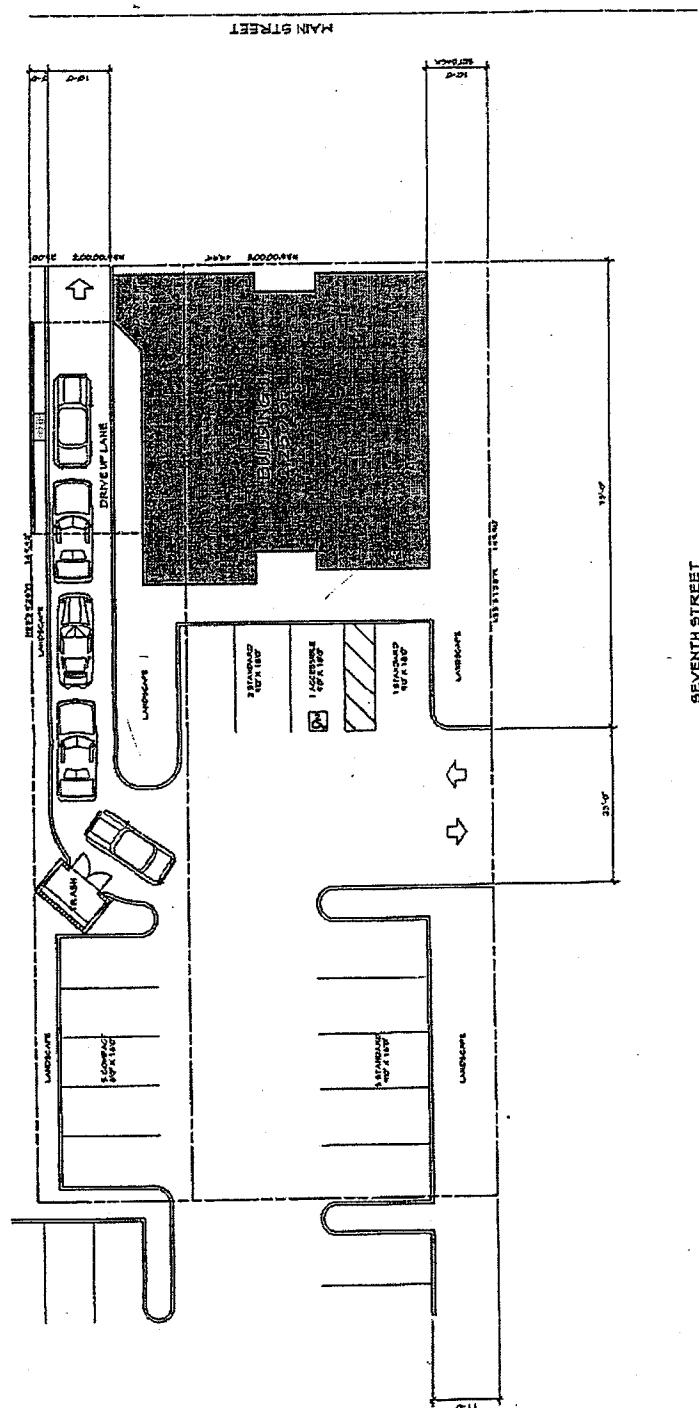
PROJECT

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EXHIBIT

Site Plan



REVISION TO ADD DRIVE UP LANE
TEMPLETON COMMERCIAL
D020034P

SITE PLAN
8/21/14

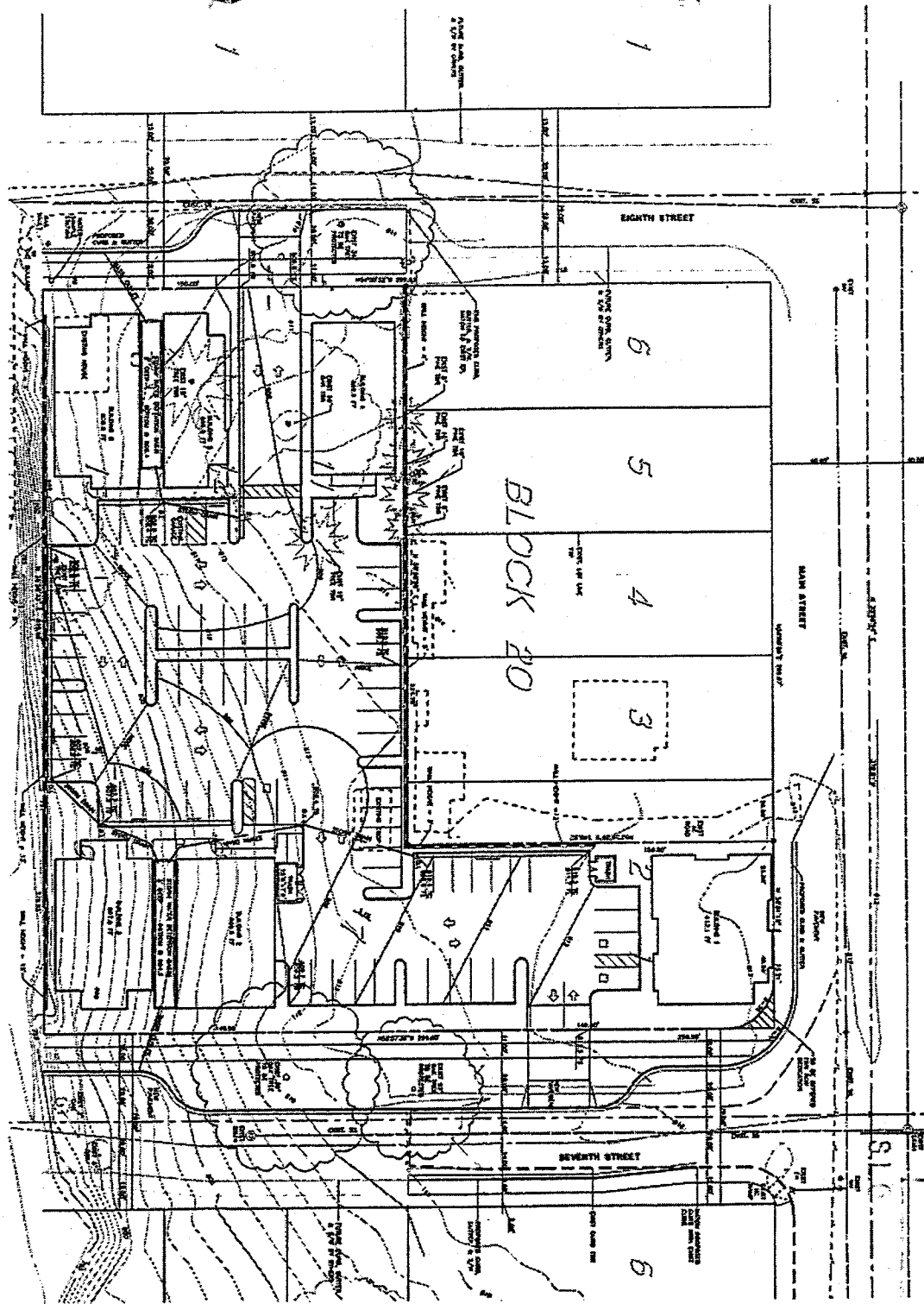
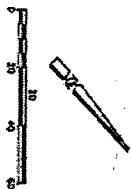
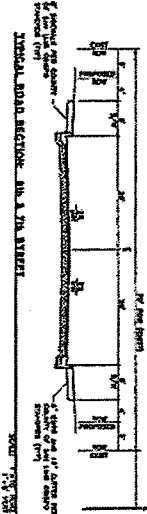
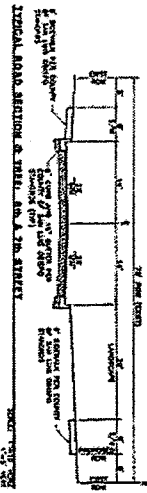
PROJECT

Minor Use Permit
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EXHIBIT

Drive-up Window
Plan



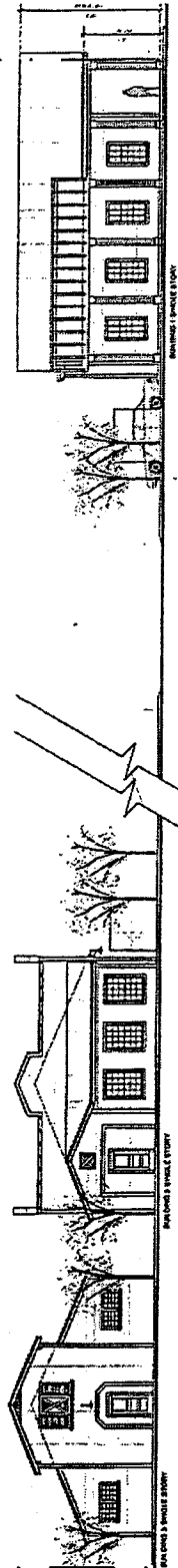
PROJECT

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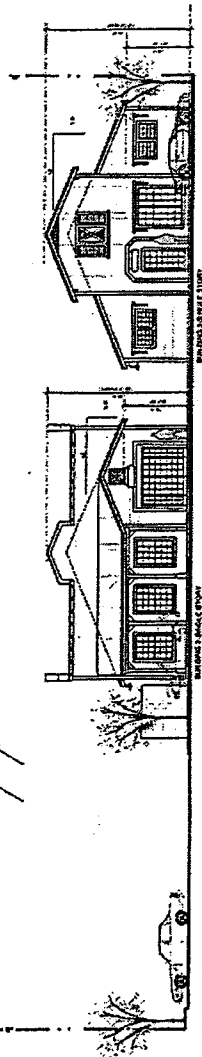


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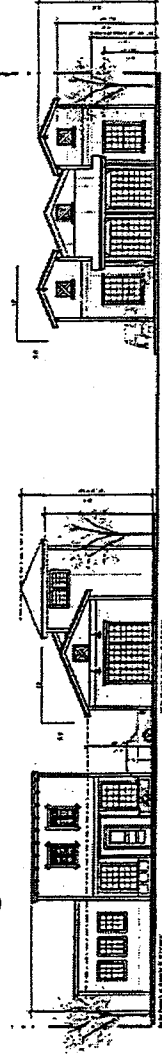
Grading and
Drainage Plan



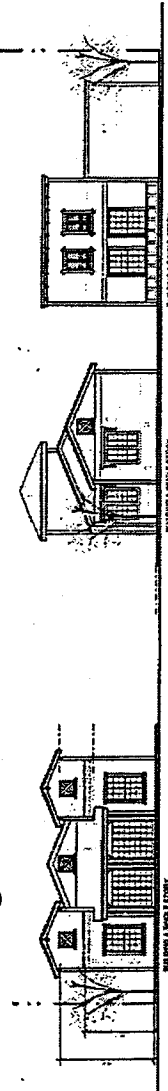
Seventh Street View



Parking Lot Side



Parking Lot View



Eighth Street View

PROJECT

Minor Use Permit
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EXHIBIT

Elevations